

## **Chapter 227 MHP Mobilehome Overlay District**

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### **227.02 Mobilehome Overlay District Established**

The MHP Mobilehome Overlay District is established to permit parcels of land developed with mobilehome parks and zoned with a base zoning district designation and provide a transition from the present mobilehome park use to the uses permitted in the base zoning district.

### **227.04 Zoning Map Designator**

The Zoning Map shall show all property subject to the provisions of this chapter by adding a "-MHP" designator to the base zone.

### **227.06 Criteria for Application of Zone**

The City Council, in making its determination whether to apply the MHP zone to any particular property pursuant to Chapter 247, shall consider the following factors as to whether such zone is appropriate:

- A. Existing zoning and general plan designations.
- B. The age and condition of the mobilehome park.
- C. The relationship of the mobilehome park to surrounding land uses.
- D. Vehicle access to the area under consideration.
- E. Site area.
- F. Site configuration.

### **227.08 Uses Permitted**

The following uses shall be permitted in an MHP overlay district:

- A. Mobilehome parks as regulated by the state of California.

- B. Accessory uses and structures incidental to the operation of mobilehome parks such as recreation facilities and/or community centers of a noncommercial nature, either public or private storage facilities for the use of the mobilehome park residents and any other uses or structures that are incidental to the operation of a mobilehome park.
- C. Whenever property is designated with the MHP overlay, any use permitted by the base zone of such property shall not be permitted.

#### **227.10 Removal of the Mobilehome Overlay District or Change of Use.**

A zoning map amendment to remove the MHP overlay designation or approve a change of use shall be subject to the provisions of Chapters 234 and 247. Removal of the MHP overlay designation or approval of a change of use within the coastal zone shall require an amendment to the Local Coastal Program approved and effectively certified by the Coastal Commission. (3334)